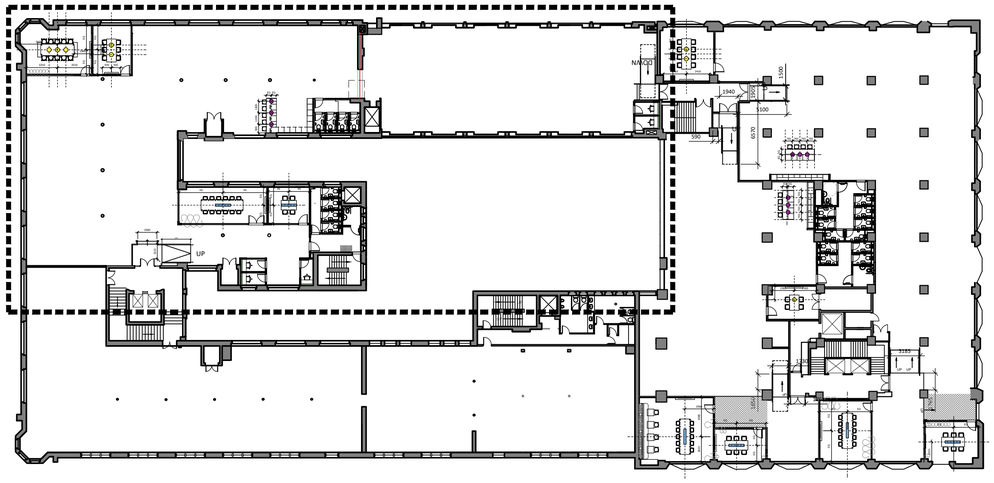


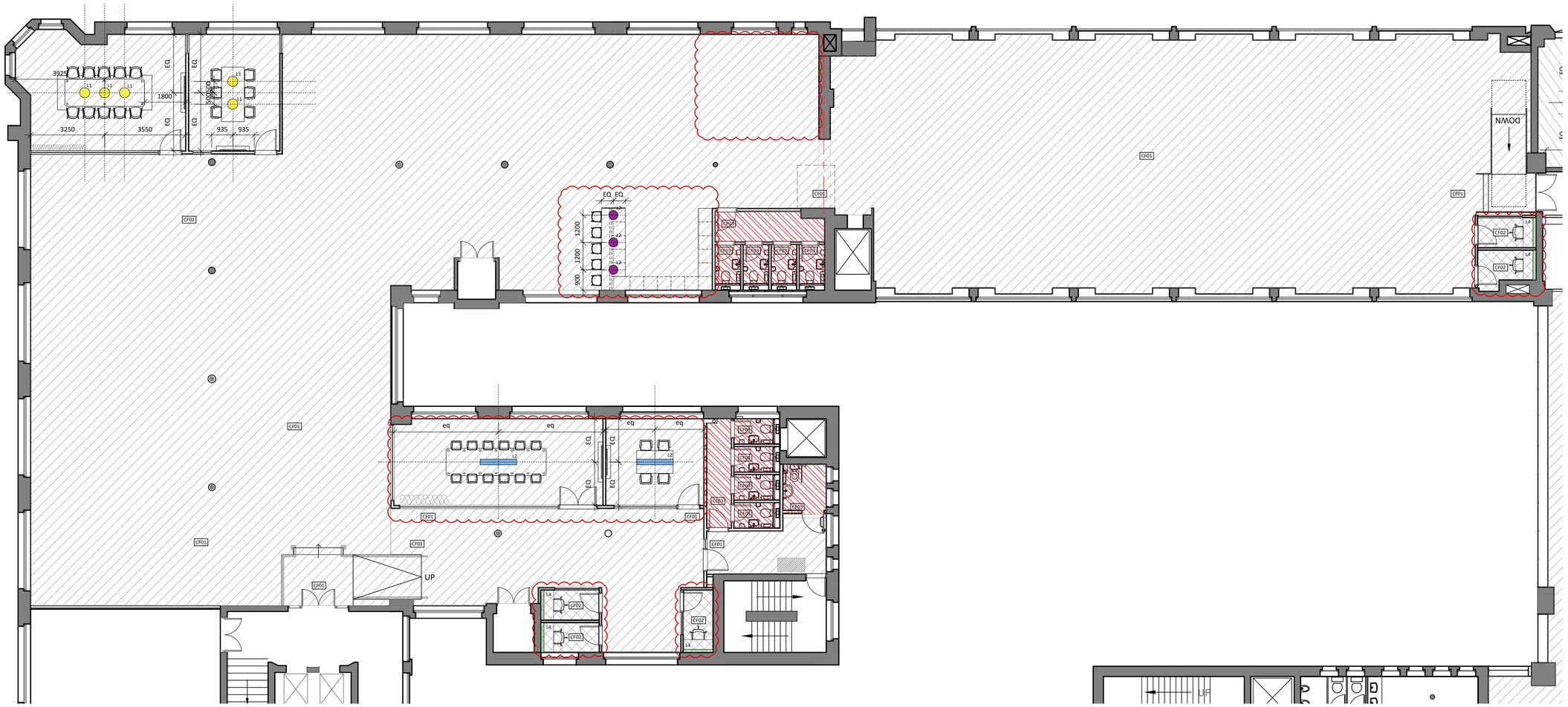
01 SECOND FLOOR LOCATION PLAN AS PROPOSED
631 SCALE - NTS @ A1 PLAN

FEATURE LIGHT KEY

LEGEND	REFERENCE	SPECIFICATION	NOTES:
	L3 ID DOC	MEETING ROOM PENDANTS SIZE DIA 45cm, COLOUR PEARL, SPEC: MADE BY HAND KNIT-WIT OVAL PENDANT	ALL EXISTING BEAMS TO BE BOXED OUT IN 9mm PLASTERBOARD THROUGHOUT. FIRE CONSULTANT TO ADVISE IF ADDITIONAL TREATMENT IS REQUIRED TO ENSURE SUFFICIENT FIRE RESISTANCE BETWEEN FLOORS.
	L1 ID DOC	BOARD ROOM PENDANT 4/6 PERSON MEETING ROOM. QUANTITY X3. SIZE 1600mm. NO. OF SHADES PER FITTING X3. COLOUR: MATT BLACK 10 PERSON MEETING ROOM. QUANTITY X4. SIZE 2000mm. NO OF SHADES PER FITTING X4. COLOUR: MATT BLACK 12 PERSON MEETING ROOM. QUANTITY X1. SIZE 2500mm. NO OF SHADES PER FITTING X5. COLOUR: MATT BLACK SPEC TYSON LIGHTING BESPOKE FITTING	GENERAL NOTES: • ALL FINISHES TO HAVE A CLASS 0 FIRE RATING • ANY DISCREPANCIES, OMISSIONS OR CLASHES MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION. • CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES AND DIMENSIONS • ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR THE SPECIFIC SUBSTRATE. **LIGHTING SPECIALIST TO ALLOW FOR LINEAR TASK LIGHTING TO GO OVER DESK LOCATIONS. ENTRANCE AND BREAK OUT LIGHTING TO INCLUDE LIGHTS ON TRAYS OR SURFACE MOUNTED SPOTS WITH CONDUIT FOR MORE INFORMAL LIGHTING. TBC WITH AXI.** **MEETING ROOMS, BOARD ROOMS & ZOOM PODS ARE TO INCLUDE SPOTS ON TRACKS OR RECESSED SPOTS INTO PLASTERBOARD CEILINGS BASED ON THE CEILING FINISHES. SPECIALIST TO ALLOW FOR COORDINATION WITH AXI.** **WC LIGHTING TO INCLUDE BLACK RECESSED SPOTS INTO PLASTERBOARD CEILING.**
	L2 ID DOC	ISLAND PENDANTS QUANTITY: X12 SIZE: DIA 28cm COLOUR: BLACK - BRASS SPEC: AUDO COPENHGAN - LEVITATE PENDANT LAMP	
	L4 ID DOC	ZOOM ROOM LIGHTING SPEC: LED WASH - SUPPLIED BY CONTRACTOR	

CEILING FINISHES KEY

LEGEND	REFERENCE	SPECIFICATION	NOTES:
	CF01	PAINT FINISH WITH SPRAYED OUT SERVICES WHERE EXPOSED CROWN TRADE CLEAN EXTREME, COLOUR TO MATCH FARROW & BALL 'SCHOOL HOUSE WHITE'	ALL EXISTING BEAMS TO BE BOXED OUT IN 9mm PLASTERBOARD THROUGHOUT. FIRE CONSULTANT TO ADVISE IF ADDITIONAL TREATMENT IS REQUIRED TO ENSURE SUFFICIENT FIRE RESISTANCE BETWEEN FLOORS. GENERAL NOTES: • ALL FINISHES TO HAVE A CLASS 0 FIRE RATING • ANY DISCREPANCIES, OMISSIONS OR CLASHES MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION. • CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES AND DIMENSIONS • ALL PAINT MUST BE WATER BASED UNLESS SPECIFIED OTHERWISE • PAINTED SURFACES SHALL RECEIVE ONE PRIME COAT AND TWO FINISHING COATS AS A MINIMUM OR AS REQUIRED TO ACHIEVE A UNIFORM COAT • ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR THE SPECIFIC SUBSTRATE. • PAINT FINISHES TO WETROOMS, WCS OR PREP AREAS TO HAVE SPECIALIST HYGIENIC EASY CLEAN FINISH UNLESS OTHERWISE SPECIFIED • REFER TO DOOR SCHEDULE FOR DOOR & ARCHITRAVE FINISHES.
	CF02	MF CEILING WITH PAINTED PLASTERBOARD CROWN TRADE CLEAN EXTREME, COLOUR TO MATCH FARROW & BALL 'LIGHT GRAY'	
	CF03	MF CEILING WITH PAINTED PLASTERBOARD CROWN TRADE CLEAN EXTREME, COLOUR TO MATCH FARROW & BALL 'SCHOOL HOUSE WHITE'	



02 SECOND FLOOR CHURCHGATE FLOOR FINISHES AS PROPOSED
631 SCALE - 1:100 @ A1 PLAN

NOTES

ORIGINAL A1

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
COPYRIGHT PROTECTED.

FOR TENDER
DO NOT USE FOR CONSTRUCTION

CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION

GENERAL NOTES:

THE CONTRACTOR IS NOT TO SCALE FROM THIS DRAWING BUT FOLLOW THE WRITTEN FINISHED DIMENSIONS. ANY DISCREPANCIES BETWEEN THE DRAWING AND THE OTHER CONTRACT DOCUMENTS OR ANY DISCREPANCIES WITHIN A DRAWING OR BETWEEN DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR IS TO INSPECT THE SITE PRIOR TO TENDER AND IS RESPONSIBLE FOR STRIPPING OUT IN ACCORDANCE WITH THE DRAWINGS ENSURING THAT THE WORK IS UNDERTAKEN SAFELY.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SETTING OUT OF THE WORKS.

CONTRACTOR IS TO ALLOW FOR ALL FIRE STOPPING THROUGH WALLS, CEILINGS AND FLOORS.

THE ELECTRICAL INSTALLATION IS TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE IEE REGULATIONS AND ALL CABLING TO BE LSF.

THE CONTRACTOR IS RESPONSIBLE FOR THE DETAILED SERVICES DESIGN INCLUDING LOADINGS, CABLE AND PIPEWORK ROUTES AND PIPEWORK / CABLE SIZING AND SPECIFICATION. ALL CABLE TRAY, MS CONDUIT AND OTHER SERVICES ARE TO BE EXPOSED BELOW SLAB/ CEILINGS.

ANY H&V PROPOSAL IS INDICATIVE ONLY AND THE SPECIALIST CONTRACTOR IS TO BE RESPONSIBLE FOR THE DETAIL DESIGN & ALL SWITCH/ SOCKET OUTLETS TO COMPLY WITH CLIENT'S STANDARD SPECIFICATION. ANY SOCKETS IN RETAIL AREA TO BE FINISHED BRUSHED STAINLESS STEEL.

NOTE - ALL EXISTING FIRE RESISTING ENCLOSURES TO SERVICE RISERS TO BE MAINTAINED OR MADE GOOD WHERE DISTURBED. NEW AND EXISTING CABLES, PIPES,AND DUCTS PASSING THROUGH FIRE RESISTING CONSTRUCTION TO BE ADEQUATELY FIRE STOPPED. NEW AND EXISTING DUCTWORK PASSING THROUGH FIRE RESISTING CONSTRUCTION TO HAVE FIRE DAMPERS.

ANY WALL, CEILING LININGS TO BE TO EUROCLASS A (CLASS O EQUIVALENT).

CONTRACTOR AND SUPPLIERS OF SPECIALIST JOINERY/ EQUIPMENT TO ENSURE ALL TIMBER MATERIALS ARE TREATED WITH FIRE RETARDANT FINISH TO ACHIEVE CLASS 0 RATING. MDF TO BE ACHIEVE CLASS 0 RATED.

CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST LININGS AND LAMINATES TO BE USED FOR NWR APPROVAL.

ALL PAINTS TO BE WATER BASED

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURE OR CONSTRUCTION OF EQUIPMENT, FINISH, SIGNAGE ETC.

ALL DRAWINGS ARE SUBJECT TO LISTED BUILDING CONSENT. AXI TO BE NOTIFIED ON DESIGN CHANGES & AMENDMENTS TO ALLOW FOR DESIGN ALTERATIONS.

0 0.5 1.0 2.0 2.5m
Scale 1:50

REV	DATE	DESCRIPTION	DRAWN	CHECKED
4.04	16/01/26	REVISED FOR TENDER Revised following planning amendments	SO	ARB
4.03	10/10/24	ISSUED FOR TENDER Meeting room updated inline with latest VE	FWE	ARB
4.02	13/08/24	ISSUED FOR TENDER Meeting room updated inline with planners comments	FWE	ARB
4.01	11/04/24	ISSUED FOR TENDER Issued for tender.	RH	ARB
4.00	03/04/24	ISSUED FOR TENDER Issued for tender.	RH	ARB

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CLIENT
xlb

PROJECT
TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE
CHURCHGATE
PROPOSED SECOND FLOOR TOOTAL
CEILING FINISHES AS PROPOSED

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
24-198	NTS @ A1	08/02/24	RH	ARB

DRAWING REFERENCE	STAGE	REV
AXI - 631	4	04